Registered No. HSE-49/2016

RIGHT TO INFORMATION

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THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT(M)

MA&UD Dept. – Andhra Pradesh Building Rules, 2017 – Amendments proposed – Draft Amendments - Notification – Inviting Objections and Suggestions – Issued-Reg.

[Memo.No.3011478/M2/2025-1, Municipal Administration and Urban Development (M) Department, 29th October, 2025]

APPENDIX
NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section 2 of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 and 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the following draft amendments are proposed to AP Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017 and amendments issued thereon from time to time.

Notice is hereby given that the draft will be taken into consideration after expiry of seven (7) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Director of Town and Country Planning, A.P., Mangalagiri / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi

DRAFT AMENDMENTS

In the A.P. Building Rules, 2017 :-

I. In Rule 2,-

(1) In sub-rule (17), clause (h), the following shall be substituted, namely,-

(h) **High Rise Building**

High rise building' means and includes all buildings with Twenty four (24) meters and above in height measured from the average level of the central line of street on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the top most floor and architectural features are excluded from the height of such buildings.

(2) In sub-rule (55), the following shall be substituted, namely,-

(a) Energy Conservation and Sustainable Building Code or ECSBC (Commercial and Office Buildings)

The Energy Conservation and Sustainable Building Code or ECSBC (Commercial and Office Buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Energy Conservation and Sustainable Building Code (APECSBC)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.

(b) Eco Niwas Samhita or ENS- (Residential buildings)

The Eco Niwas Samhita or ENS- (Residential buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Eco Niwas Samhita (APENS)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.

II. In Rule 3,-

(1) In sub rule (10), clause (d), sub clause (xii) the following shall be substituted, namely,-

(xii) Guidelines issued by the Government Vide G.O.Ms.No.211 dt:08.10.25 shall be followed.

(2) In sub rule (10), clause (d), sub clause (xx) the following shall be substituted, namely,-

(xx) Prior clearance obtained from Andhra Pradesh State Disaster Response & Fire Services Department from fire safety point of view as per the provisions of the Andhra Pradesh Fire Service Act, 1999 for Residential

buildings of height 24m and above, Commercial buildings of height 15m and above and buildings of public congregation like Educational Buildings, Cinema Theatres, Function Halls and other Assembly Buildings on plot area of 500sq.m and above or of height above 6m has to be submitted.

Note: In the case of high-rise buildings, the applicants have an option to submit the Fire No Objection Certificate (Fire NOC) from the Andhra Pradesh State Disaster Response & Fire Services (APSDR&FS) Department before the building reaches a height of 24 meters. Accordingly, the initial building permission shall be granted only up to a height of 24 meters. The structural design, stability certificate, and all related aspects shall, however, be prepared and approved in accordance with the total proposed height of the high-rise building.

Upon submission of the Fire NOC, approval for the remaining floors shall be issued by the competent authority. No relaxation or exemption in payment of the prescribed fees shall be permitted.

III. In Rule 7,-

(1) In sub rule (5), clause (a), after the sub-clause xii the following sub-clause xii shall be inserted, namely-

xii) IS16700(2023): "Criteria For Structural Safety Of Tall Concrete Buildings

IV. In Rule 21, the following shall be substituted, namely,-

21.Applicability

As per the provisions of the Andhra Pradesh Fire Service Act, 1999, Residential buildings of height 24m and above , Commercial buildings of height 15m and above and buildings of public congregation like Educational Buildings, Cinema Theatres, Function Halls and other Assembly Buildings on plot area of 500Sq.m. and above or of height above 6m are required to obtain prior clearance from Andhra Pradesh State Disaster Response & Fire Services Department from fire safety point of view.

Note: In the case of high-rise buildings, the applicants have an option to submit the Fire No Objection Certificate (Fire NOC) from the Andhra Pradesh

State Disaster Response & Fire Services (APSDR&FS) Department before the building reaches a height of 24 meters. Accordingly, the initial building permission shall be granted only up to a height of 24 meters, subject to compliance of Fire prevention and Life Safety Measures. The structural design, stability certificate, and all related aspects shall, however, be prepared and approved in accordance with the total proposed height of the high-rise building.

Upon submission of the Fire NOC, approval for the remaining floors shall be issued by the competent authority. No relaxation or exemption in payment of the prescribed fees shall be permitted.

V. In Rule 36,-

(1) After the sub rule (4), sub rules 5 shall be inserted, namely,-

(5)In accordance with the provisions of the *National Building Code of India (NBC) 2016* and *ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) Guidelines*, the following stipulations shall be complied with –

i. **Outdoor Unit Clearance:**

A minimum clear space of **1.0 metre** shall be maintained around all HVAC outdoor units (ODUs) installed on terraces, balconies, service areas, or open platforms. This clearance is required to ensure adequate ventilation, heat dissipation, and safe access for maintenance and servicing. No permanent or temporary obstructions shall be permitted within this clearance zone.

ii. **Utility Shaft Access:**

Each utility shaft housing HVAC, plumbing, fire, or electrical services shall be provided with a dedicated access panel at every floor level, of adequate size to permit inspection, maintenance, and replacement of utilities. Proper natural or mechanical ventilation shall be ensured within such shafts as per NBC and ASHRAE requirements.

iii. **Regulatory Compliance:**

Compliance with the above shall be mandatory for all new constructions and major retrofits, and shall be verified during the

building-plan approval and completion stages by the competent authority.

VI. In Rule 53,-

(1) In sub rule (1), Table 14, category (A) the following shall be substituted, namely,-

Category	Type/Use of Building Plot permissible		Minimum abutting existing road width required (in meters)
(1)	(2)		(3)
	SITES IN OLD/EXISTING BUILT-UP AREAS/CONGESTED AREAS/SETTLEMENT/GRAM KHANTAM/ABADI (see Annexure)		
A	i	All Residential (other than Group Housing) & Commercial Buildings with maximum permissible height of 15 m. except in the plots abutting to existing 40'-0" and above wide roads.	9*
	(ii)	Local Commercial shops to an extent of 200 sqmts plot area and height upto 10mts	
	(iii)	For other categories the Minimum road width shall be as given in B1 Category	
B	SITES IN NEW AREAS/APPROVED LAYOUT AREAS		
B1	(i)	Basic level social amenities like Nursery School, Primary School	9**
	(ii)	Dispensary/Diagnostic Laboratory/Poly-Clinic	
	(iii)	Non-High Rise (Residential) Buildings including Group Housing (Cellar and/or Stilt as permissible + maximum up to 5 floors),	
	(iv)	Religious Place	

	(v)	Local Commercial shops to an extent of 200 sqmts plot area and height upto 10mts	

(2) In sub rule (2), the following shall be substituted, namely,-

(2)* In case of Sites in Category-A, if a Site is abutting to a road which is less than 9m in width, a building may be permitted with a maximum height of 10m in such site, by insisting widening of road to 9m or lesser width as per the circulation network approved by the Competent authority. The site affected in such cases shall be handed over to the Local Body/UDA/APCRDA through registered gift deed for which relaxations can be considered in situ as prescribed in these Rules. TDR generated in such sites will not be allowed to utilize for construction of additional built-up area in congested areas. Buildings upto 15 mts may be permitted in the sites of Category–A if the site is having access through the existing 9m wide road. Buildings above 15 mts and up to 18m height may be permitted in the sites of Category–A if the site is having access through the existing 12m wide road.

(3) In sub rule (3), Clause (b) the following shall be substituted, namely,-

(b) In case of Electricity Tower lines, the land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 9m wide roads or as defined in the Master Plan. Wherever the road is not feasible on either side of Tower lines, green belt can be provided and this will be in addition to 10% open space to be provided as per the rules and such cases, TDRs as as applicable to road widening cases shall be given. If roads and open space area exceeds 50% of the total area.

VII. In Rule 56,-

1. In sub-rule (1), the following shall be substituted, namely,-

(1) Compliance with Andhra Pradesh Energy Conservation and Sustainable Building Code (ECSBC) & Andhra Pradesh Eco Niwas

Samhita (ENS) as per ECSBC 2024 and ENS 2024 issued by BEE, Ministry of Power, Government of India from time to time or APECSBC & APENS issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time

Energy Conservation and Sustainable Building Code (ECSBC) (Commercial and Office Building) & Eco Niwas Samhita (ENS) (Residential) and subsequent updations/ clarifications/ amendments made from time to time as adopted by the Bureau of Energy efficiency (BEE) is applicable to the buildings mentioned in the respective codes

2.In sub-rule (2), the following shall be substituted, namely,-

(2) The APECSBC shall be applicable to commercial buildings and other Non-Residential Buildings that have a plot area of more than 1000 Square Meters or built-up area of 2000 Square Meters or the provisions set in national ECSBC issued by BEE from time to time and certain categories of buildings such as multiplexes, Hospitals, Hotels, and Convention Centres irrespective of their built-up area shall comply with the APECSB Code or as per APECSBC issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time. The APENS shall be applicable to the residential buildings as per the provisions mentioned in national ENS issued by BEE from time to time or APENS issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time).

3. In sub-rule (3), the following shall be substituted, namely,-

(3) The code is mandatory for all new buildings, stated above, for (the commercial and residential category), shall comply with the compliance approach as specified in national ECSBC and ENS issued by BEE from time to time respectively or as per APECSBC and APENS issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time respectively and apply cool roofs as a mandatory provision.

4. In sub-rule (4), the following shall be substituted, namely,-

(4) At the time of plan approval, the Owner / Builder/developer shall submit the APECSBC/ APENS compliance design stage certificate, sealed and signed by AP Empanelled ECBC/ECSBC Third Party Assessor (TPA) with MAUD or Andhra Pradesh State Energy Conservation Mission (APSECM) the State Designated Agency (SDA) of Andhra Pradesh or BEE certified Energy Auditor (Buildings) against the requirements of APECSBC compliance to respective Urban Local Body.

5. In sub-rule (5), the following shall be substituted, namely,-

(5) At the time of issuance of occupancy certificate, the builder/owner/developer shall submit the Occupancy Stage APECSBC/APENS compliance certificate issued by AP Empanelled ECBC/ ECSBC TPA with MAUD or Andhra Pradesh State Energy Conservation Mission (APSECM) State Designated Agency (SDA) of Andhra Pradesh or BEE certified Energy Auditor (Buildings) verifying that the building has been built in accordance with the approved design and plan approval. Once the APECSBC occupancy stage certificate is submitted along with any other necessary requirements as per the Building Rules, the occupancy certificate will be issued.

VIII. In Rule 57,-

(1) In sub rule (2), clause(a), table-17 the following shall be substituted, namely,-

S No	**Plot Size (in Sq.m) Above –Up to**	**Parking provision**	**Height (in m) Permissible Up to**	**Abutting road width (in m)**	**Minimum Front Setback to be left (in m)**	**Minimum setbacks on remaining sides to be left (in m)**
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1	Less than 50	-	7	All type of roads	1	-
2	50-100	-	10	All type of roads	1	-
3	100 - 200	Stilt floor	10	All type of roads	1	0.75
4	200 - 300	Stilt floor	10	All type of roads	1.5	1 .0
5	300 - 500	Stilt floor	7	All type of roads	2.5	1.5
			12	All type of roads	3	2
6	500 -750	Stilt + one cellar floor	7	All type of roads	3	2.5
			12	All type of roads	3	3
			15	Up to 12m	3	3.5
				Above 12m	4	

7	750 - 1000	Stilt + one cellar floor	7	All type of roads	3	3
			12	All type of roads	3	3.5
			15	Up to 12m	3	4.0
				Above 12m	4	
8	1000 - 2000	Stilt + two cellar floors	7	All type of roads	3	3.5
			12	All type of roads	3	4.0
			15	Up to 12m	3	5.0
				Above 12m	4	
			18**	Up to 12m	3	6.0
				Above 12m & up to 18m	4	
				Above 18m & up to 24 m	5	
				Above 24m	5.5	
9	Above 2000	Stilt + 2 or more cellar floors	7	-	3	5
			15	Up to 12m	3	6
				Above 12m	4	
			24**	Above 12m& up to 18m	4	7
				Above 18m & up to 24 m	5	
				Above 24m	5.5	

In sub rule (5), the following shall be substituted, namely,-

** Buildings of height above 15m in Sl.Nos.8 & 9 above, shall be permitted only if such plots abut minimum 12m wide roads only.

IX. In Rule 61,-

1. In Sub rule(14), the following shall be substituted, namely,-

A minimum of 10% of the net site area shall be earmarked as organized open space within the project site. Further All internal roads and designated open spaces shall be:

a. Transferred to the Urban Local Body (ULB) through a registered gift deed; or
b. Registered jointly in the name of all individual owners of the project in proportionate shares.

The above transfer or registration shall be completed prior to the issuance of the Occupancy Certificate. The Society or Association of Residents shall be responsible for the utilization, management, and maintenance of the internal roads and open spaces. In case of any violation or unauthorized encroachment within the earmarked areas, the local authority shall undertake summary demolition of such encroachments without prior notice. All concerned parties are instructed to ensure strict compliance with the above provisions to avoid regulatory action.

X. In Rule 62,-

1.In sub rule (1), the following shall be substituted, namely,-

(1)High Rise Building means a building with 24m and above in height.

XI. In Rule 66,-

1.In sub rule (1), Table-18 the following shall be substituted, namely,-

Minimum abutting road width and all-round open space /setback for High Rise Buildings

Height of building (in meters)		**Minimum abutting road width (in meters)**		**Minimum all-round open space (in meters)**
Above	**Up to**	**Site abutting to single road**	**Site abutting to Two or more roads**	
(A)	**(B)**	**(C)**	**(D)**	**(E)**
Up to 30		12	-	8
30	35	24	18	10
35	40	24	18	12
40	45	24	18	13
45	50	30	24	14

50	55	30	-	16
55	70	30	-	17
70	120	30	-	18
Above 120		30	-	20

XII. In Rule 139,-

1.In sub-rule (4), the following shall be substituted, namely,-

(4) The Bureau of Energy Efficiency (BEE) introduced the Energy Conservation Building Code (ECBC) in 2007 under the provisions of the Energy Conservation Act, 2001, with the objective of establishing minimum energy performance standards for new commercial buildings having a connected load of 500 kW (reduction in threshold to100 kW as per EC act 2010 amendment) or contract demand of 600 kVA (reduction in threshold to120 kVA as per EC act 2010 amendment) and above. The Code was subsequently revised in 2017 to incorporate advancements in building technologies and design practices aimed at enhancing energy efficiency in the commercial building sector. Further, in 2024, BEE launched the Energy Conservation and Sustainable Building Code (ECSBC) 2024, under the provisions of the Energy Conservation (Amendment) Act, 2022

2.In sub-rule (5), the following shall be substituted, namely,-

(5) To promote energy-efficient residential construction, BEE introduced the Eco Niwas Samhita (ENS)—the energy conservation code for residential buildings—in 2018 (Part 1) and 2021 (Part 2). and the Eco Niwas Samhita (ENS) 2024, integrating both parts of ENS, under the provisions of the Energy Conservation (Amendment) Act, 2022.

3.after sub-rule (7), the sub-rule 8 shall be inserted, namely,-

(8) In line with national policy priorities, the Government of Andhra Pradesh incorporated mandatory ECBC provisions into its regulatory framework by amending the Andhra Pradesh Building Rules, 2012, through G.O. Ms. No. 30, dated 28.01.2014, and subsequently amended its mandatory adoption through G.O. Ms. No. 119, dated 28.03.2017. To further align with national updates, the State issued the ECBC–2017 Notification vide G.O. Ms. No. 180, dated 01.10.2020. Consequently, the implementation of ECBC, and by extension ECSBC and ENS, comes under the purview of the Andhra Pradesh Building Rules, ensuring that all new building constructions in the State comply with the prescribed energy efficiency, sustainability standards and cool roof implementation.

XIII. In Rule 140,-

1.In sub-rule (2), the following shall be substituted, namely,-

(2) The Energy Conservation and Sustainable Building Code (ECSBC) (Commercial and Office Building) & Eco Niwas Samhita (ENS) (Residential) and subsequent updations/clarifications/ amendments made from time to time as adopted by the Bureau of Energy efficiency (BEE) is applicable to the buildings mentioned in the respective codes. However, The APECSBC shall be applicable to commercial buildings and other Non-Residential Buildings that have a plot area of more than 1000 Square Meters or built- up area of 2000 Square Meters or the provisions set in national ECSBC issued by BEE from time to time and certain categories of buildings such as multiplexes, Hospitals, Hotels, and Convention Centres irrespective of their built-up area shall comply with the APECSB Code or as per APECSBC issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time. The APENS shall be applicable to the residential buildings as per the provisions mentioned in national ENS issued by BEE from time to time or APENS issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time).

XIV.Rule 145, the following shall be substituted, namely,-

The following incentives may be given by the Local Body to those buildings which follow the guidelines issued in the AP Energy Conservation and Sustainable Building Code (APECSBC) and obtaining the ratings from the IGBC (Indian Green Building Council) or LEED India or TERI or GRIHA or EDGE as stated above in these Rules.

(1) 20% Reduction on Permit Fees.
(2) Development Charges shall be paid in four equal instalments before the Completion Period of the construction as given in the Building Permit Order.
(3) If the property is sold within three years, one-time reduction of 20% on Duty on Transfer of Property (Surcharge on Stamp Duty) on the submission of Occupancy Certificate issued by the Local Authority.

XV.In Rule 165,-

1.In sub- rule (3), table -39, S.No.4(e) the following shall be substituted, namely,-

4(e) Optimize use of energy systems in buildings that should maintain a specific indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Andhra Pradesh Energy Conservation and Sustainable Building Code (APECSBC) or AP Eco Niwas Samhita (APENS) (Residential) of the Bureau of Energy Efficiency, Government of India.

2.In Annexure-6, the following shall be substituted, namely,-

Annexure-6 ADOPTION OF ENERGY CONSERVATION and SUSTAINABLE BUILDING CODE [ECSBC] and ECO NIWAS SAMHITA [ENS] IN ANDHRA PRADESH

1. 'ENERGY CONSERVATION and SUSTAINABLE BUILDING CODE' or 'ECSBC' and 'ECO NIWAS SAMHITA' or 'ENS' is the energy code revised by the Bureau of Energy Efficiency in 2024 that provides the minimum requirements for energy-efficient building design, construction, use of renewable energy and other green building requirements.
2. The Energy Conservation and Sustainable Building Code or ECSBC (Commercial and Office Buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Energy Conservation and Sustainable Building Code (APECSBC)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.
3. The Eco Niwas Samhita or ENS- (Residential buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Eco Niwas Samhita (APENS)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.

XVI. In Rule 167,-

1.In sub rule (1), the following shall be substituted, namely,-

(1) Concession in Road Widening Cases

Where any part of the land or site or premises applied for building permission is affected in the Statutory Plan/Master Plan Road /Circulation network / a road required to be widened as per Road Development Plan / any other public purpose required by Competent Authority/Sanctioning Authority, such area so required shall be surrendered free of cost to the Sanctioning Authority by the

owner of land through registered gift deed. No development permission shall be given in the remaining site unless this condition is complied with.

(In case if the lands allotted / leased by the Government agencies (State or Central), including Government undertaking Organizations a Legally enforceable affidavit shall be submitted for road widening portion. Wherever applicable in these rules)

2.In sub rule (2), clause(ii), the following shall be substituted, namely,-

(ii)The TDR as issued above is allowed to be utilized for construction of additional built up area as detailed below:

(a)Non-High Rise Buildings (upto 24m Height is measured from the average level of the central line of street on which the site abuts including TDR floor):

To construct up to two additional floors, or setback relaxations, or up to two additional floors with setback relaxations with TDR subject to maintaining minimum setback as given below:

S No	Width of the road (in mts)	Height of the Building up to (in Mts)	Minimum front setback (in mts)	Minimum setbacks on remaining sides (in mts)
1	Up to 18	18	1.50	For site areas i.Above 200 to 300 sq.mts – 1.00m ii.Above 300 to 500 sq.mts – 2.00m iii.Above 500 to 2000 sq.mts – 2.50m iv.Above 2000 sq.mts - 3m
		24	3	
2	Above 18	18	3	
		24	4	

Note:

1. TDR floors are not allowed in case of existing road width is less than 9 m.
2. For plot size above 100 to 200 Sq.mts one additional floor shall be allowed with TDR subject to maintaining the setbacks as mentioned in table- 17

3. In respect of apartment complexes or residential buildings/blocks constructed on sites up to 1000 sq. m, with a height of Stilt + 5 floors where TDR floors are permitted, the parking requirement shall be deemed to be satisfied if the entire stilt floor is earmarked exclusively for parking. In cases where the applicant construct the Cellar + Ground + Four Upper Floors (G+4) Residential Building and the cellar is exclusively utilized for parking, the parking requirement shall be deemed to be met if the entire cellar floor is left for parking.

XVII.In Annexure-1,

1.after clause (6), the following clause(7) shall be inserted, namely,-

(7) **Licensing Authority and Procedure for obtaining License:**

a) The Commissioner/ vice chairman or an officer authorized by him is the authority for issuing the license for practicing the profession of License technical person(LTP).

b) The fee for License shall be as per the Schedule of Rates as approved by the ULB/UDA from time to time.

2.after clause (7), the following clause(8) shall be inserted, namely,-

(8) **Conditions for issuing License:**

a) The Authority has the right to cancel the license for contravention of any of the provisions of the Act, Rules or Bye-laws framed there under or for contravention of any of the conditions of the license or for failure in discharging the duties and responsibilities as prescribed in these regulations.

b) Once the license is issued, it shall remain valid for a period of three (3) years.

c) Every application for the renewal of license shall be submitted to the ……(ULB)/UDA together with a renewal fee as prescribed from time to time and shall be accompanied by the license in respect of which the renewal is required.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT